

SPI-21 West End

Historic District / "Historic Fabric" Issues

11/18/03

Feature	How Addressed
1. Orient buildings to the street/sidewalk	Required throughout SPI
2. Pedestrian orientation	Required throughout SPI
3. Storefronts/display windows	Required on Storefront Streets. Incentives for ground floor retail throughout SPI.
4. Bulkheads	Required in Subarea 2 (RDA Corridor).
5. Residences without add-on commercial	No residences are included in the SPI.
6. Sidewalk dining	Incentive for outdoor dining throughout SPI.
7. Benches	No specific requirement, but SPI requires adequate street furniture zone.
8. Streetscapes	Required throughout SPI.
9. Parks & plazas	Several tracts identified for parks and plazas. Incentives for providing additional public space throughout SPI.
10. Pedestrian scale lighting	Required throughout SPI.
11. Controlled signage	Will follow-on with this.
12. Bike racks (& vespa parking)	Required throughout SPI.
13. Pedestrian scale buildings (3-4 stories)	Required throughout SPI – Staggered height limitations ensure pedestrian scale.
14. Building materials (brick, real stucco, etc.)	Required throughout SPI.
15. Paving materials	Paving materials are reviewed by Bureau of Planning.
16. On-street parking	Incentives for on-street parking throughout SPI.
17. Bike paths	Not appropriate for zoning code.
18. Street trees	Required throughout SPI.
19. Adequate sidewalk widths	Required throughout SPI.
20. Traffic calming/narrow streets	Not appropriate for zoning code, although new 36' streets can count toward open space requirements.
21. Crosswalks & signals	Not appropriate for zoning code.
22. Loading area controls	Loading areas cannot be visible from any public street or plaza.
23. Curb cut controls	Curb cuts are limited throughout the SPI.
24. Drive-through controls/management	Drive-throughs prohibited on Storefront Streets and in Subareas 2 & 4-8. Drive-through windows not permitted between sidewalk and building in Subareas 1, 3.
25. Functional alleys	Encouraged by requiring garages to face the side or rear.
26. Consistent store frontage width (& variety)	Encouraged by size limitations in certain subareas. No blank walls greater than 20 feet on Storefront Streets.
27. Reduced blank walls	No blank walls greater than 20 feet on Storefront Streets.
28. Density/height variations	Variations in density and height among all subareas.
29. Compatibility/context	Many elements (fenestrations, front windows, bulkheads, façade materials) taken from existing context.
30. Awnings & canopies	Allowed throughout SPI.